



MEMORANDUM

GOE

AGENDA ITEM NO. 2 (B)

To: Honorable Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

Date:

February 10, 2004

From: George M. Burgess,
County Manager

A handwritten signature of George M. Burgess, written in dark ink, is placed over the printed name and title.

Subject: Resolution Pertaining to Area
Plans of Urban Centers in
Transit Corridors

RECOMMENDATION

It is recommended that the Board adopt the attached resolution directing the Department of Planning and Zoning to: (1) establish a method for prioritizing the preparation of area plans for urban centers generally located along transit corridors and that such prioritization be guided by the availability of funds and resources, the County's Comprehensive Development Master Plan, and the transit improvements of the People's Transportation Plan; and (2) use the following hierarchy of Urban Centers in the development of such methodology: Metropolitan Urban Centers (MUCs) in UMSA, MUCs in municipalities, Community Urban Centers (CUCs) in UMSA, and CUCs in municipalities.

BACKGROUND

The County's Comprehensive Development Master Plan (CDMP) requires a focused special area planning program to create better planned and well designed neighborhoods, communities and urban centers to provide for urban growth and coordinated infrastructure improvements. As required by the CDMP and provided by the Code of Miami-Dade County, the Department of Planning and Zoning conducts area plans throughout the County.

At the present time, area plans have been conducted in areas of the County that have: (1) requested such plans through their Community Councils and the Councils' budget as approved by the Board of County Commissioners; or (2) received special budgetary allocations from other agencies such as the MPO and OCED; or (3) requested such plans through the Board of County Commissioners as part of the budgetary process. The majority of these area plans are of areas designated in the CDMP as urban centers.

The CDMP establishes urban centers as moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both vertically and horizontally. Three scales of urban centers are depicted in the Land Use Plan (LUP) Map of the CDMP, including community (CUC), metropolitan (MUC) and regional (RUC) urban centers. As expected, the majority of the Urban Centers depicted in the LUP are located along transit corridors.

In order to better serve the area planning needs of the County, the Department of Planning and Zoning proposes to develop a methodology to be used for prioritizing the preparation of area plans for urban centers generally located along transit corridors with the understanding that such prioritization is to be guided by the availability of funds and resources, the County's Comprehensive Development Master Plan, and the transit improvements of the People's Transportation Plan. In addition, the Department requests that the following hierarchy of Urban Centers be established in the development of such methodology: Metropolitan Urban Centers (MUCs) in UMSA, MUCs in municipalities, Community Urban Centers (CUCs) in UMSA, and CUCs in municipalities.

Attachments



Assistant County Manager



MEMORANDUM

(Revised)

TO: Hon. Chairperson Barbara Carey-Shuler, Ed.D.
and Members, Board of County Commissioners

DATE: February 3, 2004

FROM: Robert A. Ginsburg
County Attorney

SUBJECT: Agenda Item No.

Please note any items checked.

- ☐ "4-Day Rule" ("3-Day Rule" for committees) applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Bid waiver requiring County Manager's written recommendation
- ☐ Ordinance creating a new board requires detailed County Manager's report for public hearing
- ☐ Housekeeping item (no policy decision required)
- ☐ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No.

RESOLUTION NO. _____

RESOLUTION DIRECTING THE DEPARTMENT OF PLANNING AND ZONING TO ESTABLISH A METHOD FOR PRIORITIZING THE PREPARATION OF AREA PLANS FOR URBAN CENTERS GENERALLY LOCATED ALONG TRANSIT CORRIDORS AND THAT SUCH PRIORITIZATION BE GUIDED BY THE AVAILABILITY OF FUNDS AND RESOURCES, THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN, AND THE TRANSIT IMPROVEMENTS OF THE PEOPLE'S TRANSPORTATION PLAN

WHEREAS, the County's Comprehensive Development Master Plan (CDMP) establishes Urban Centers as moderate- to high-intensity design-unified areas which will contain a concentration of different urban functions integrated both vertically and horizontally; and

WHEREAS, three scales of Urban Centers are depicted in the Land Use Plan (LUP) Map of the CDMP, including Community, Metropolitan and Regional Urban Centers; and

WHEREAS, the majority of the Urban Centers depicted in the LUP are located along the transit corridors identified in the People's Transportation Plan; and

WHEREAS, the CDMP requires a focused special area planning program to create better planned and well designed neighborhoods, communities and urban centers to provide for urban growth and coordinated infrastructure improvements; and

WHEREAS, the Department of Planning and Zoning has been coordinating the location of Urban Centers with the Miami-Dade Transit Department; and

WHEREAS, Exhibit A lists the Department of Planning and Zoning's prioritized Metropolitan Urban Centers located along the transit corridors of the People's Transportation Plan; and

WHEREAS, Exhibit B lists all the existing and proposed Urban Centers; and

WHEREAS, additional Urban Centers may be identified as the Miami-Dade Transit Department completes its assessment of the transit corridors in the People's Transportation Plan; and

WHEREAS, the Board of County Commissioners wishes to establish a method for prioritizing the preparation of area plans for urban centers generally located along the County's rapid transit corridors,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby directs the Department of Planning and Zoning to: (1) establish a method for prioritizing the preparation of area plans for urban centers generally located along rapid transit corridors and that such prioritization be guided by the availability of funds and resources, the County's Comprehensive Development Master Plan, and the rapid transit improvements of the People's

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Transportation Plan; and (2) use the following hierarchy of Urban Centers in the development of such methodology: Metropolitan Urban Centers (MUCs) in UMSA, MUCs in municipalities, Community Urban Centers in UMSA, and CUCs in municipalities.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson
Katy Sorenson, Vice-Chairperson

Bruno A. Barreiro
Betty T. Ferguson
Joe A. Martinez
Dennis C. Moss
Natacha Seijas
Sen. Javier D. Souto

Jose "Pepe" Diaz
Sally A. Heyman
Jimmy L. Morales
Dorrian D. Rolle
Rebeca Sosa

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of February, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF COUNTY
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as
to form and legal sufficiency. gpc

By: _____
Deputy Clerk

EXHIBIT A

COUNTY-WIDE METROPOLITAN URBAN CENTERS **PRIORITY LIST**

UMSA Metropolitan Urban Centers along Transit Corridors*

District 6

- Miami International Airport (Metrorail Phase II – c. East-West Corridor)

District 7

- Downtown Kendall – Kendall Dr (SW 88 St) and US 1 – Dadeland North and South Metrorail Stations (*Charrette Area Plan, 1998*)

District 8

- Cutler Ridge Mall – US 1 and SW 112 Ave (South Dade Busway) (*Charrette Area Plan, 2002*)

District 10

- Kendall Dr (SW 88 St) and Florida Turnpike (borderline District 8) (Metrorail Phase III – Kendall Corridor)

Municipality Metropolitan Urban Centers along Transit Corridors*

District 1

- Pro Player Stadium NW 199 St and NW 27 Ave. (Metrorail Phase II – a. North Corridor Ext.) (City of Miami Gardens)

District 3

- Biscayne Blvd. and NE 79 St (Metrorail Phase III – b. Northeast Corridor) (City of Miami)
(*Proposed*)
- Change Civic Center Metrorail Station area from CUC to MUC (City of Miami)

District 4

- Aventura Mall - Biscayne Blvd. and Aventura Blvd. (Metrorail Phase III – b. Northeast Corridor) (City of Aventura)

District 5

- Miami Beach Convention Center - Washington Ave and 17 St (Metrorail Phase II – d. East-West Corridor Bay Link LRT) (City of Miami Beach)

(Existing centers are according to CDMP Land Use Map, and proposed centers are according to the 2003 EAR)

(MUC's municipality is in parenthesis) and CDBG eligible areas are shaded

EXHIBIT A

COUNTY-WIDE METROPOLITAN URBAN CENTERS **PRIORITY LIST**

District 6

- Downtown Coral Gables - Ponce de Leon and Coral Way (borderline with District 7) (Metrorail Phase III – d. Douglas Corridor) (City of Coral Gables)

District 7

- Brickell – Metrorail Station (City of Miami)

District 9

- Homestead – Krome Ave (SW 177 Ave) and Mowry Dr (SW 320 St) (borderline District 8) (South Dade Busway) (City of Homestead)

District 12

- **Miami International Mall NW 107 Ave and NW 12 St** (Metrorail Phase II – c.1 East-West Corridor) (City of Doral)

*** No MUC's in Commission Districts 2 and 11. In District 13 there is one MUC but it is not on a transit Corridor.**

(Existing centers are according to CDMP Land Use Map, and proposed centers are according to the 2003 EAR)

(MUC's municipality is in parenthesis) and **CDBG eligible areas are shaded**

EXHIBIT B
CDMP'S URBAN CENTERS (2003)

Existing Metropolitan Urban Centers (MUC)	
Location	People's Transportation Plan Transit Corridor
Pro Player Stadium, NW 199 St. and NW 27 Ave.	NORTH
Aventura Mall, Biscayne Blvd. and Aventura Blvd.	NORTHEAST
Biscayne Blvd. and NE 79 St.	NORTHEAST
Westland Mall – Hialeah NW 103 St. and SR 826 (Palmetto Expwy)	Not on a major transit corridor
Miami Beach Convention Center, Washington Ave. and 17 St.	BAYLINK
Miami International Airport	EAST-WEST / EARLINGTON HEIGHTS
Miami International Mall, NW 107 Ave. and NW 12 St.	EAST-WEST / MIC to FIU
Downtown Coral Gables, Ponce de Leon and Coral Way.	Douglas Road / NW 42 nd Avenue
Brickell Metrorail Station	METRORAIL
Downtown Kendall, Kendall Dr (SW 88 St.) and U.S. 1.	METRORAIL
Kendall Drive, SW 88 St. and Florida Turnpike.	KENDALL
Cutler Ridge Mall, U.S. 1 and SW 112 Ave.	BUSWAY – RAIL EXTENSION
Homestead, Krome Ave/SW 177 Ave. and Mowry Dr/SW 320 St.	BUSWAY – RAIL EXTENSION
Adopted EAR Proposed Metropolitan Urban Centers (MUC)	
Location	People's Transportation Plan Transit Corridor
Change Civic Center Metrorail from CUC to MUC.	Metrorail
Shift MIA's MUC to the east at the MIC.	EAST-WEST / EARLINGTON HEIGHTS
Shift Pro Player Stadium MUC to the southwest to be centered at NW 199 St. and NW 27 Ave.	NORTH
Existing Community Urban Centers (CUC)	
Location	People's Transportation Plan Transit Corridor
Palmetto-Metrorail Station	METRORAIL
Okeechobee-Metrorail Station	METRORAIL
Hialeah-Metrorail Station	METRORAIL
Tri-Rail-Metrorail Station	METRORAIL
Northside-Metrorail Station	METRORAIL
MLK-Metrorail Station	METRORAIL
Brownsville-Metrorail Station	METRORAIL
Earlington Heights-Metrorail Station	METRORAIL
Allapattah-Metrorail Station	METRORAIL
Santa Clara-Metrorail Station	METRORAIL
Miami Lakes, NW 67 Ave. and Main Street	Not on a major transit corridor

Existing Community Urban Centers (CUC)(Cont.)	
Location	People's Transportation Plan Transit Corridor
Gratigny, NW 119 St and NW 32 Ave	Not on a major transit corridor
Golden Glades - I-95, Turnpike, and SR 826	Not on a major transit corridor
North Miami – NE 6 Ave and NE 125 St	Not on a major transit corridor
163 rd Street Mall - NE 163 St and NE 13 Ave	Not on a major transit corridor
Little Havana SW 8 St and SW 27 Ave	Not on a major transit corridor
Hialeah, NW 54 St and Okeechobee Rd	Not on a major transit corridor
Bird Rd (SW 40 St) and the Florida Turnpike	Not on a major transit corridor
SW 152 Street and SW 137 Ave	Not on a major transit corridor
Coral Way (SW 24 St) and SW 87 Ave	Not on a major transit corridor
Civic Center-Metrorail Station (see page 1 MUC)	METRORAIL
Culmer-Metrorail Station	METRORAIL
Vizcaya-Metrorail Station	METRORAIL
Douglas Road-Metrorail Station	METRORAIL
Coconut Grove-Metrorail Station	METRORAIL
University-Metrorail Station	METRORAIL
South Miami-Metrorail Station	METRORAIL
Opa-locka - NW 135 St. and NW 27 Ave.	NORTH
Miami Gardens – NW 183 St. and NW 27 Ave.	NORTH
Biscayne Blvd. and NE 163 St.	NORTHEAST
The Falls - US 1 and SW 136 St	BUSWAY – RAIL EXTENSION
Perrine - US 1 and Hibiscus St	BUSWAY – RAIL EXTENSION
Goulds - US 1 and SW 216 St.	BUSWAY – RAIL EXTENSION
Princeton - US 1 and SW 248 St.	BUSWAY – RAIL EXTENSION
Naranja - US 1 and SW 264 St.	BUSWAY – RAIL EXTENSION
Leisure City - US 1 and SW 280 St.	BUSWAY – RAIL EXTENSION
Adopted EAR Proposed Community Urban Centers (CUC)	
Location	People's Transportation Plan Transit Corridor
NW 27 Ave and County Line	NORTH CORRIDOR
NW 27 Ave and SR 826	NORTH CORRIDOR
Miami Dade College North Campus (27 Ave.)	NORTH CORRIDOR
NW 27 Ave and NW 103 St.	NORTH CORRIDOR
Mall of the Americas, Flagler St. and the Palmetto	Not on a major transit corridor
Kendall Town Center (SW 88 St. and 157 Ave.)	KENDALL CORRIDOR
Florida City – SW 344 St and US 1	BUSWAY – RAIL EXTENSION
Existing Regional Urban Center (RUC)	
Location	People's Transportation Plan Transit Corridor
Downtown Miami	METRORAIL